

009.A

Map

0002

Block

0054.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 336,900 /

USE VALUE: 336,900 /

ASSESSed: 336,900 /

Total Card /

Total Parcel

336,900

336,900

336,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

12

POND LN, ARLINGTON

Unit #:

54

Owner 1: BEST AMY JOAN TORRES &

Owner 2: GARCIA JIMMY ANTONIOTORRES

Owner 3:

Street 1: 12 POND LANE #56

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

336,900

336,900

Total Card

0.000

336,900

336,900

Total Parcel

0.000

336,900

336,900

Source: Market Adj Cost

Total Value per SQ unit /Card: 465.33

/Parcel: 465.33

Legal Description

User Acct

57324

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

10/13/17

!887!

OWNERSHIP

PREVIOUS OWNER

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

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Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R6

APTS LOW

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

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0.

0.00

6032

PREVIOUS ASSESSMENT

SALES INFORMATION

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Tax Yr

Use

Cat

Bldg Value

Yrd Items

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Date

2022

102

FV

336,900

0

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336,900

Year end

12/23/2021

2021

102

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332,200

0

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332,200

Year End Roll

12/10/2020

2020

102

FV

322,700

0

.

322,700

322,700

Year End Roll

12/18/2019

2019

102

FV

304,300

0

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304,300

304,300

Year End Roll

1/3/2019

2018

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251,700

0

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Year End Roll

12/20/2017

2017

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12/11/2014

Grantor

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3/17/2014

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By

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Land Type

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LUC Fact

No of Units

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Land Type

LT Factor

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Unit Price

Adj

Neigh

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Neigh Mod

Infl 1

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PREVIOUS ASSESSMENT

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Total Value

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	RS - Right Side
Total Units:	
Floor:	5 - 5th Floor
% Own:	1.730900049
Name:	17 - 6032

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	3			BR	1		Baths	1		HB 0

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	28.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	28.2%

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.32872927
Const Adj.:	1.04957998
Adj \$ / SQ:	453.247
Other Features:	32753
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469176
Depreciation:	132308
Depreciated Total:	336868

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.A-0002-0054.0

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	724	453.250	328,151
Net Sketched Area:		724	Total:	328,151
Size Ad	724 Gross Area	724	FinArea	724

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
51						
51						
24						

IMAGE

